

QUITCLAIM DEED
Without Covenant

037843

NO TRANSFER
TAX PAID

Know all Persons by these Presents,

That We, Brian P. Bickford and Tammy L Bickford of Fairfield, County of Kennebec and State of Maine in consideration of One Dollar and other valuable consideration paid by **Joan C. Duguay** of Waterville, County of Kennebec and State of Maine whose mailing address is 147 West River Road, Waterville, ME 04901 the receipt whereof we do hereby acknowledge, do hereby *remise, release, bargain, sell and convey*, and forever *quitclaim* unto the said **Joan C. Duguay** of Waterville, Maine, her heirs and assigns forever, the following property:

A certain lot or parcel of land situated in **WATERVILLE**, in the County of Kennebec and the State of Maine, bounded and described as follows, to wit:

Beginning at a point marked by an iron rod in the southerly line of Western Avenue, which point is one hundred fifteen and one-half (115 ½) feet distant easterly from the stone bound in the southerly line of said Western Avenue at the second angle in said street line east of the Messalonskee Stream; thence easterly in the southerly line of Western Avenue to a point which would be twelve (12) feet distant easterly from the easterly side of the dwelling No. 54 Western Avenue, thence southerly and at right angles with said southerly line fourteen (14) rods to the Messalonskee Stream, thence westerly along said Messalonskee Stream to an iron rod in the ground which marks the intersection of a straight line extended northerly and at right angles to said Western Avenue to the point of beginning, thence northerly in said last mentioned and described straight line to the point of beginning.

Meaning and intending to convey the same premises described in a warranty deed from Blance Antworth dated in February, 1963 and recorded in Kennebec Registry of Deeds Book 1291 Page 326. Reference is also made to another deed from Reginald J. Duguay to Joan C. Duguay recorded in said Registry Book 1971 Page 78. The variation from said deed is for clarification purposes and to conform to the deed description as found in Book 569 Page 224. Being the same premises conveyed to Brian P. Bickford and Tammy L. Bickford by deed of Joan C. Duguay recorded in Kennebec Registry of Deeds Book 5218 Page 188.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said **Joan C. Duguay** of Waterville, Maine, her heirs and assigns forever.

Joan C. Duguay
PC Book 1521
Fairfield Me 04912

In Witness Whereof, we, the said **Brian P. Bickford and Tammy L. Bickford** of **Fairfield, Maine** relinquishing and conveying all rights by descent and all other rights in the above described have hereunto set our hand and seal this 14th day of the month of December, A.D. 1999.

Signed, Sealed and Delivered
in presence of

Tammy Bickford
Brian Bickford

State of Maine, County of Kennebec, ss.

December 14, , 1999.

Then personally appeared the above named **Brian P. Bickford and Tammy L Bickford** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Thelma E. Gagne
Attorney at Law/Notary Public

THELMA E. GAGNE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES 11/02/2004

Printed Name



RECEIVED KENNEBEC CO.

1999 DEC 30 AM 9:00

ATTEST: *Thelma E. Gagne*
REGISTER OF DEEDS